

5 January 1966

MEMORANDUM FOR THE RECORD

SUBJECT: Rezoning Proposals for McLean Planning District, Fairfax County, Virginia

1. The Planning Division of Fairfax County, Virginia, presented orally to the County's Planning Commission a preliminary proposal for rezoning the McLean area, which is the eastern portion of Dranesville Magisterial District. The public hearing on this proposal is scheduled for 28 February or later, probably in the McLean High School gymnasium for its more convenient location and capacity. The presentation was at 2150 hours on Monday, 3 January 1966, at the County Courthouse in Fairfax. Stephen Hartwell presided as the newly re-elected Chairman of the Planning Commission.

2. The first plan for McLean was in 1958. It allowed for a tripling of the McLean area's population which now is 36,000. The new plan will increase the allowable population slightly, to 114,000 capacity. Zoning will be reviewed on a five-year basis up to 1985. Nine new schools are planned, but no rapid transit system can be supported, although transportation is considered to be the most critical problem. The Pimmet Run Parkway has been deferred in favor of widening Dolly-Madison to a 160-foot right of way with connections to Arizona Avenue (Chain Bridge) and Glebe Road. The extension of George Washington Parkway beyond the Beltway (Route 495) was recommended to complete the loop of this roadway system. The sketched route was well inland from the Potomac River. Route 66 is scheduled for completion in 1971, then Dulles Access will be extended to south at Pimmet Run.

3. The proposed rezoning plan would provide for multi-family housing in the McLean Commercial District area primarily, it formerly having been confined to Tysons Corner. Multi-family housing under present policy can be within a half mile from the periphery of the business district which must be of sufficient size and variety to support the concentrated population. The maximum density considered was thirty units per acre but mostly ten units per acre, or town houses, were provided. Generally, the high density area was south of Dolly Madison, at McLean Center and Tysons Corner. There is, however, a forty-unit zone at about the intersection of Pimmet Run and the Arlington County Line. There will be a shopping center developed at the intersection of Kirby Road and Old Dominion. The entire area under

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discussion is thirty square miles having 98 per cent of the population in single-family detached residences. The rezoning applications currently are predominantly for town house development. Pressure for high density is severe.

4. Single-family residential zoning is planned to become more concentrated, especially south of Dolly Madison where about 1.6 units per acre will be allowed on an average. No change appeared indicated for north of Dolly Madison and east of our Headquarters site nor any shift in present policy precluding high density land use within a half mile of the present George Washington Parkway right of way.

5. The 514 acres presently zoned for multi-family housing is proposed for increase to 750 acres, of which one-third will be in the McLean commercial area, with the balance to the south and around the clover leaf of the Dulles Access Road. No expansion of industrial land is proposed. The staff plan was modified to fit the recent employment shift from preferred decentralization to the current revision of 85 per cent centralization in the District of Columbia.



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### City and State

## Fairfax Planners Switch Tactics, Re-Elect Hartwell to 3d Term

### Planners Get McLean Area Zoning Study

Fairfax County planners heard a report last night of a staff study on the McLean Planning District that proposes maintaining the single family housing character of the northern part of the County.

The study, a preliminary version of the McLean Planning District Comprehensive Plan, suggests only minor zoning change in the 30-square-mile area.

Under present zoning, the study pointed out, when completely developed the area will hold 109,000 people. The staff study proposes a capacity of 14,000. At the present time, the McLean District has a population of 36,000, with 98 per cent living in single-family homes.

A public hearing on the plan will be held in the McLean area sometime after Feb. 28.

THE Fairfax County Planning Commission, recalling a three-month deadlock last year in the vote for its chairman, switched tactics last night and unanimously re-elected Stephen Hartwell for his third term in the office.

Hartwell, a Republican, was held over in last year's election by the predominantly Democratic ten-member commission after a stand-off developed between supporters of C. Meade Stull and Russell O. Hess in the election for his successor.

Commissioner Morris Sahr said last night the planners had worked "harmoniously and well," and nominated Hartwell for a third term. Marguerite Dalton was re-elected vice chairman and Craven Huges was re-elected secretary.

Hartwell, of 5929 River dr., Lorton, is an executive vice president of the Steadman Fund, a mutual fund.



Stephen Hartwell